

## **DETAILED ACTION**

### **Status of Claims**

1. This action is in reply to the amendment filed on 20 February 2009.
2. Claims 1, 15, 16, 24 & 31 have been amended.
3. Claims 1-13, 15, 16, 24 & 31 are allowable.
4. Claims 14 & 17-23, 25-30 cancelled.

### **EXAMINER'S AMENDMENT**

5. An examiner's amendment to the record appears below. Should the changes and/or additions be unacceptable to applicant, an amendment may be filed as provided by 37 CFR 1.312. To ensure consideration of such an amendment, it MUST be submitted no later than the payment of the issue fee.

Authorization for this examiner's amendment was given in a telephone interview with Attorney Nathan Sloan on 04 May 2009.

The application has been amended as follows:

1. (Currently Amended) A method for determining a processing prioritization of mortgage loan applications including determining a score representing a likelihood that an application for a mortgage loan will result in a closing, said method comprising:

receiving, by a processor from one or more databases, application data including at least borrower information, property information, and a first interest rate;

receiving, by the processor, home value information representing an estimated value of the property;

receiving, by the processor, a second interest rate;

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calculating, by the processor, the score based on the received application data, received home value information, and received second interest rate, the score representing a likelihood that the mortgage loan will close;

comparing, by the processor, the score with one or more additional scores for other mortgage loan applications; and

prioritizing processing of the mortgage loan application based on the comparison;

wherein said calculating the score further comprises:

receiving a date corresponding to when the mortgage loan application will close with the first interest rate;

periodically updating the second interest rate; and periodically calculating an updated score until the mortgage loan application has been processed, prior to the date, based on the updated second interest rate.

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15. (Currently Amended) The method of claim 44 1, wherein said calculating the score further comprises:

scaling the score into a range of score values, such that a low score value within the range of score values corresponds to a high likelihood that the loan will close, and a high score value within the range of score values corresponds to a low likelihood that the loan will close.

16. (Currently Amended) The method of claim 44 1, wherein said calculating the score further comprises:

scaling the score into a range of score values, such that a low score value within the range of score values corresponds to a low likelihood that the loan will close, and a high score value within the range of score values corresponds to a high likelihood that the loan will close.

24. (Currently Amended) A system for determining a processing prioritization of mortgage loan applications including determining a score representing a likelihood that an application for a mortgage loan will result in a closing, said system comprising:

means for receiving data representing an application including at least borrower information, property information, and a first interest rate;

means for receiving home value information representing an estimated value of the property;

means for receiving a second interest rate;

means for electronically calculating the score based on the received data representing the application, received home value information, and received second interest rate, the score representing a likelihood that the mortgage loan will close;

means for comparing the score for the mortgage loan application with one or more additional scores for other mortgage loan applications; and

means for prioritizing processing of the mortgage loan application based on the comparison;

wherein said calculating the score further comprises:

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receiving a date corresponding to when the mortgage loan application will close with the first interest rate;

periodically updating the second interest rate; and periodically calculating an updated score until the mortgage loan application has been processed, prior to the date, based on the updated second interest rate.

31. (Currently Amended) A computer program product comprising code which, when executed by a processor, performs a method said code comprising:

~~receiving a first score based on a first interest rate for a first loan;~~

~~receiving code that receives a second score based on a second interest rate for a second loan;~~

and

~~performing a first title search of a property securing the first loan before a second title search of a property securing the second loan, when the first score indicates a greater likelihood of the first loan closing than the second score.~~

receiving data representing an application including at least borrower information, property information, and a first interest rate;

receiving home value information representing an estimated value of the property;

receiving a second interest rate;

electronically calculating the score based on the received data representing the application, received home value information, and received second interest rate, the score representing a likelihood that the mortgage loan will close;

comparing the score for the mortgage loan application with one or more additional scores for other mortgage loan applications; and

prioritizing processing of the mortgage loan application based on the comparison;

wherein said calculating the score further comprises:

receiving a date corresponding to when the mortgage loan application will close with the first interest rate;

periodically updating the second interest rate; and periodically calculating an updated score until the mortgage loan application has been processed, prior to the date, based on the updated second interest rate.

### **Reasons for Allowance**

6. The following is an examiner's statement of reasons for allowance: The instant application is directed towards a method, system and computer readable medium for determining a processing prioritization of a mortgage loan application including determining a score presenting a likelihood that an application for a mortgage loan will result in a closing. More specifically the Applicants invention discloses receiving, by a processor from one or more databases, application data including at least borrower information, property information, and a first interest rate; receiving, by the processor, home value information representing an estimated value of the property; receiving, by the processor, a second interest rate; calculating, by the processor, the score based on the received application data, received home value information, and received second interest rate, the score representing a likelihood that the mortgage loan will close; comparing, by the processor, the score with one or more additional scores for other mortgage loan applications; and prioritizing processing of the mortgage loan application based on the comparison. Wherein said calculating the score further comprises: receiving a date corresponding to when the mortgage loan application will close with the first interest rate; periodically updating the second interest rate; and periodically calculating an updated score until the mortgage loan application has been processed, prior to the date, based on the updated second interest rate. The prior art Tengel discloses a method for automatically matching a best available loan to a potential borrower. Tengel stores in a database loan acceptance criteria and loan attributes for an offered loan. The system compares the borrower's attributes with all of the loan acceptance criteria and rankings the best loans. Furthermore, Crocket discloses a method of capturing the commitment of the borrower by locking in the rate at the time of the application. However, in the instant application none of the cited prior art teach or suggest calculating a score representing the

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likelihood that the mortgage loan will close, comparing the score with other scores, prioritizing mortgage loan applications based on the comparison and periodically calculating an updated score, particularly in the context of the claimed invention as a whole.

Any comments considered necessary by applicant must be submitted no later than the payment of the issue fee and, to avoid processing delays, should preferably accompany the issue fee. Such submissions should be clearly labeled "Comments on Statement of Reasons for Allowance."

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### **Conclusion**

Any inquiry concerning this communication or earlier communications from the examiner should be directed to **KITO R. ROBINSON** whose telephone number is **(571)270-3921**. The examiner can normally be reached on Monday-Friday 7:30am-5:00pm.

If attempts to reach the examiner by telephone are unsuccessful, the examiner's supervisor, **Kambiz Abdi** can be reached on **(571) 272-6702**. The fax phone number for the organization where this application or proceeding is assigned is 571-273-8300.

Information regarding the status of an application may be obtained from the Patent Application Information Retrieval (PAIR) system. Status information for published applications may be obtained from either Private PAIR or Public PAIR. Status information for unpublished applications is available through Private PAIR only. For more information about the PAIR system, see <http://pair-direct.uspto.gov>. Should you have questions on access to the Private PAIR system, contact the Electronic Business Center (EBC) at 866-217-9197 (toll-free). If you would like assistance from a USPTO Customer Service Representative or access to the automated information system, call 800-786-9199 (IN USA OR CANADA) or 571-272-1000.

/Kito R Robinson/  
Examiner, Art Unit 3692

04 May 2009

/Susanna M. Diaz/

Primary Examiner, Art Unit 3692